ZB# 88-29

Willie & Barbara Cifers

15-8-30

#8829-Cifers, Bonbara & Willie

*3	Genera	l Receipt	9850
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		m	ay 24 1988
Received of William	i M.	Cifero	\$ 25. 00
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For 380 app	lication	Dec #88-	29
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NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of DECISION GRANTING

DECISION GRANTING AREA VARIANCE

WILLIE and BARBARA CIFERS

#88-29.

----X

WHEREAS, WILLIE and BARBARA CIFERS, 120 Blanche Avenue, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for a variance to allow an existing deck in the sideyard of the property at above location in an R-4 zone; and

WHEREAS, a public hearing was held on the 23rd day of May, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared in behalf of themselves; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

- l. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
- 2. The evidence shows that applicant is seeking permission for existing deck in sideyard of property at the above location in an R-4 zone.
- 3. The evidence presented by Applicant substantiated the fact that the existing deck cannot be placed in another position in the yard in order to conform with the bulk regulations.
- 4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted since the existing deck must be attached to the residence in order to alleviate the 6 ft. drop from the patio door to the ground level property.
- 5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 5 ft. sideyard variance to allow existing deck in the sideyard as stated above in accordance with plans

submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: June 13, 1988.

in E Mugent h

TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK

May 24, 1988

Mr. and Mrs. Willie Cifers

120 Blanche Avenue

New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE - DECK

#88-29

Dear Mr. and Mrs. Cifers:

This is to confirm that the Zoning Board of Appeals at its May 23, 1988 meeting voted to grant the above application for an area variance.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA A. BARNHART

Secretary

/pab

Enclosure

Town Planning Board cc: Michael Babcock, B. I.



TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK



May 2, 1988

Willie & Barbara Cifers 120 Blanche Avenue New Windsor, NY 12550

Re: Tax Map Parcel 15-8-30 - Variance List 500'

Dear Mr. & Mrs. Cifers:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Leslie Cook

LESLIE M. COOK Acting Assessor

LMC/po Attachments Dennison Monarch Systems, Inc. PO Box 4081 New Windsor, NY 12550

Amoia, Anthony Ruscitti Rd., MD #42 New Windsor, NY 12550

JNG Realty 25 Walnut Street New Windsor, NY 12550

Crudele, James & Elvira 90 Myrtle Avenue New Windsor, NY 12550

Argento, Nicola & Santa 116 Myrtle Avenue New Windsor, NY 12550

Spoto, Alfonso & Rosalia 118 Myrtle Avenue New Windsor, NY 12550

DiChiaro, Vincent A. & Theresa 122 Myrtle Avenue New Windsor, NY 12550

DeFabio, Vincent R. & Rose D. 1 Foley Avenue New Windsor, NY 12550

Mast Prococco, Edward & Rita Fole Avenue New Windsor, NY 12550

Petro, John 8 Park Hill Drive New Windsor, NY 12550

Yannone, Thomas J. & Hazel M. 80 Merline Avenue New Windsor, NY 12550

Yannone, Gus J. & Anna 82 Merline Avenue New Windsor, NY 12550

McDermott, Ronald M. & Lari-Sue 88 Merline Avenue New Windsor, NY 12550 Gilfeather, Robert J. & Rose H. 90 Merline Avenue New Windsor, NY 12550

Komar, Michael 96 Merline Avenue New Windsor, NY 12550

Carlstrom, James J. & Anna R. 106 Merline Avenue New Windsor, NY 12550

Vignogna, Daniel, Sr. & Margaret C. 111 Myrtle Avenue New Windsor, NY 12550

Petro, William & Shirley 109 Myrtle Avenue New Windsor, NY 12550

DeWitt, James J. 101 Myrtle Avenue New Windsor, NY 12550

Jollie, Edward L. 32 Willow Lane New Windsor, NY 12550

Hotaling, Richard & Maryann 95 Myrtle Avenue New Windsor, NY 12550

Mott, Arthur D. & Clara 91 Myrtle Avenue New Windsor, NY 12550

Yonnone, Cosmo & Stephanie 67 Myrtle Avenue New Windsor, NY 12550

Homin, John F. & Frances 91 Merline Avenue New Windsor, NY 12550

Hotaling, Howard D. & Josephine 14 Goodman Avenue New Windsor, NY 12550

Mullarkey, John 16 Goodman Avenue New Windsor, NY 12550 Smith, Donald J. & Edith H. 24 Goodman Avenue New Windsor, NY 12550

Hamilton, David K. & Cheryl A. 74 Lawrence Avenue New Windsor, NY 12550

Oliver, William R. PO Box 4035 New Windsor, NY 12550

Salamotoff, Connie 84 Lawrence Avenue New Windsor, NY 12550

Naclerio, John & Stephanie 87 Merline Avenue New Windsor, NY 12550

Ryan, Walter T. & Arlene M. 77 Merline Avenue New Windsor, NY 12550

D'Egidio, Dominick & Florence 68 Melrose Avenue New Windsor, NY 12550

Smith, Arthur D. & Eileen M. 76 Melrose Avenue
New Windsor, NY 12550

Bothwell, James W. & Karen M. RD #2, Box 285, Mt. Airy Rd. New Windsor, NY 12550

Fornal, Stanley J., Jr. 81 Lawrence Avenue New Windsor, NY 12550

Konosov, Vladimir
77 Lawrence Avenue
New Windsor, NY 12550

D'Amico, William A. & Maria C. 73 Lawrence Avenue New Windsor, NY 12550

Antonelli, Joseph A. 77 Melrose Avenue New Windsor, NY 12550

Ortenzo, Alfred & Estelle C. 75 Melrose Avenue New Windsor, NY 12550 Hoyer, William E. & Carol Lee 71 Melrose Avenue New Windsor, NY 12550

Freeman, Thomas J. III & Cathy M. 79 Melrose Avenue New Windsor, NY 12550

Phillips, Gary & Joanne 110 Blanche Avenue New Windsor, NY 12550

Masten, Andrew W. & Geraldine S. 26 Goodman Avenue New Windsor, NY 12550

Ricci, Anthony J. & Kimberly A. 115 Blanche Avenue New Windsor, NY 12550

O'Connell, William C. & Geraldine 117 Blanche Avenue New Windsor, NY 12550

Downing, Patrick B. & Beneralda 119 Blanche Avenue New Windsor, NY 12550

Walter, Augustine R. 121 Blanche Avenue New Windsor, NY 12550

McDaniel, Edmund M. & Barbara M. 123 Blanche Avenue New Windsor, NY 12550

Rizzo, Michael & Christine 125 Blanche Avenue New Windsor, NY 12550

O'Brien, John T. 127 Blanche Avenue New Windsor, NY 12550

Ulrich, Jr. John J. & Georgia C. 122 Blanche Avenue New Windsor, NY 12550

Lodini, Frederick C. & Valerie 118 Blanche Avenue New Windsor, NY 12550

Hilfiger, Robert & JoAnn 116 Blanche Avenue New Windsor, NY 12550 Guaragna, Guido W. & Margaret A. 114/Blanche Avenue New Windsor, NY 12550

O'Brien, Joseph P. & Patricia E. 112 Blanche Avenue New Windsor, NY 12550

New Windsor Little League PO Box 4024 New Windsor, NY 12550

Cherry, Allen R. & Ruth S. 118 Cedar Avenue New Windsor, NY 12550

Park Chung H. & Hwan I. Osborne Hill Road Fleetwood Apt. 14C Wappingers Falls, NY 12590

Zamenick, Jr. Frederick F. & Linda Ann 133 Blanche Avenue New Windsor, NY 12550

Relin.
May 9th

TOWN OF NEW WINDSOR ORANGE COUNTY, N. Y. OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 88-123	
- 1111	Date
To WILLE & BARBA	RO CIFERS
120 Blanche A	ve 562-6745
Men Windson,	M ()
	1.7.1255
PLEASE TAKE NOTICE th	at your application dated
for permit to Deck (existing
	P
at the premises located at	Blanche Ave R-4 Lone

is returned herewith and disappro	1
Have to It to A	ved on the following grounds:
LITUE 10 FT TO 120	peet Line - Meed 15 Ft Meed
VARIANCE OF 5 Ft	

	John Tuningan
	Building Inspector
	V

<u>Avai</u>lable Request

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

ile No88-/2.3	Date
O. WILLE & BARBARD CIFER	. S
120 Blanche Ave 562-0	574 -
New Windson, N.Y 12552	
	• 1121
	on dated
or permit to Deck (existing)	A P .)
the premises located at120	Ave R-4 Lone
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returned herewith and disapproved on the following	
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Uprinnee of 5 Ft	
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(J. J
•	Building Inspector
	V
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Pale	Joning Sect 565-8550
Requirements	<pre>// Proposed or Variance Available Request</pre>
Min. Lot Area	Supplied Sup
Reqd. Front Yd.	
Rend. Side Yd. 115 Rend. Rear Yd.	110 15
Rend. Street Frontage*	
Hax. Bldg. Egt.	
Min. Floor Area* Dev. Coverage*	7.
Floor Area Ratio	agencial acceptance of destructurance or communications and the second order of the second of the se
* Residential District	is only @
** Non-residential dist	Lites mix

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

1-WHEN EXCAVATING IS COMPLETE AND FOOTI	
2-FOUNDATION INSPECTION - CHECK HERE FOR	
3-INSPECT GRAVEL BASE UNDER CONCRETE FLO	
IN.	E IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-
5-INSULATION.	•
	ECTRICAL INSPECTION DATA PER THE BOARD OF FIRE
	PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
7-DRIVEWAY INSPECTION MUST MEET APPROVA	
8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FO	·
9-PERMIT NUMBER MUST BE CALLED IN WITH E	ACH INSPECTION.
10-THERE WILL BE NO INSPECTIONS UNLESS YEL	LOW PERMIT CARD IS POSTED.
11-SEWER PERMITS MUST BE OBTAINED ALONG V	VITH BUILDING PERMITS FOR NEW HOUSES.
12-SPETIC PERMIT MUST BE SUBMITTED WITH EN	IGINEER'S DRAWING & PERC TEST.
13-ROAD OPENING PERMITS MUST BE OBTAINED	FROM TOWN CLERK'S OFFICE.
Interior O	C. C =0.0
Name of Owner of Premises .W.I.I.EY. BAR.	BARA LIFEKS
120 Alamaha Ana	New Phone 562-0742
Address O.H. O.H. M.C. I.	\mathcal{P}_{N} Phone \mathcal{Q}_{Q} \mathcal{Q}_{Q}
Name of Architect	Wirdsor
Name of Architect	••••••••••••••••••••••••
Address	Phone
Name of Contractor	· · · · · · · · · · · · · · · · · · ·
	· .
Address	Phone
State whether applicant is owner, lessee, agent, architect, et	ngineer or builder:
If applicant is a corporation, signature of duly authorized o	
••••	(Name and title of corporate officer)
	•
	side of Blanche AVE
1. On what street is property located? On the	side of
•	•
and feet from the intersection of	
2. Zone or use district in which premises are situated	
3. Tax Map description of property: Section	., Block
4. State existing use and occupancy of premises and inten-	ded use and occupancy of proposed construction:
a. Existing use and occupancy	b. Intended use and occupancy
a amount of the occupancy	
5. Nature of work (check which applicable): New Build	ingAdditionAlterationRepairRemoval
	
DemolitionOther	$\frac{1}{1}$
6. Size of lot: Front. V. Rear. 90 Depth 208	Front Yard Rear Yard Side Yard
of one of the control	the same of the sa
Is this a corner lot?	
	Rear Depth Height Number of stories
7. Dimensions of entire new construction: Front	Rear Depth Height Number of stories
8. If dwelling, number of dwelling units Number	of dwelling units on each floor
o. It evening number of exempt units Namoct (A MACHINE CITTO OIL CACIT HACK SOLO

Number of bedrooms..... Baths.....

Tellat

WORK. ALL DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).

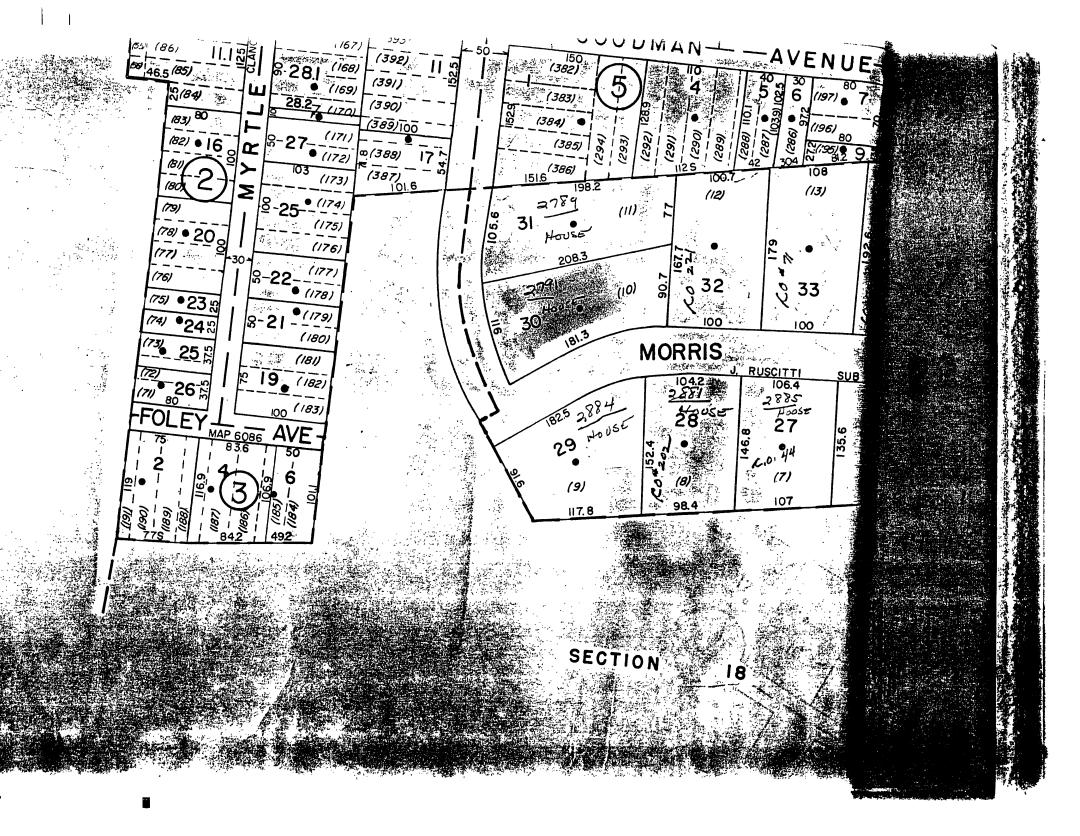
3-INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING. 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-
IN. 5-INSULATION. 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. 8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
9-PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION. 10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED. 11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST. 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.
Name of Owner of Premises Willie & BARBARA C'FERS Address 120 BLANCHE AUE New Phone 562-0742
Address (OSO) (OIATIVATILE 1 TO EN 100 Phone OSO OX O 1 TO OX Name of Architect.
Address
Name of Contractor
Address Phone
State whether applicant is owner, lessee, agent, architect, engineer or builder:
(Name and title of corporate officer)
1. On what street is property located? On the
(N. S. E. or W.) andfeet from the intersection of
(N. S. E. or W.) andfeet from the intersection of
(N. S. E. or W.) and
(N. S. E. or W.) andfeet from the intersection of
(N. S. E. or W.) and
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and

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

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. IOWN OF NEW	WINDSOR, ORANG	SE COUNTY, N. Y.	
Examined		Office Of Building Insp Michael L. Babcock	ector
· · · · · · · · · · · · · · · · · · ·		Town Hall, 555 Union A	Avenue
Disapproved a/c Permit No.		New Windsor, New Yor	rk 12550
Permit No		Telephone 565-8807	
Refer —	APPLICATI	ON FOR BUILDING PE	RMIT
Planning Board	Pursuant to New York	State Building Code and Town	n Ordinances
Highway			•
Water		Date	19
Zoning Board of Appeals	•		
	INSTRUCTIONS		•
a. This application must be completely filled	in by typewriter or in ink	and submitted in duplicate to t	he Building Inspector.
b. Plot plan showing location of lot and build and giving a detailed description of layout of prop			
c. This application must be accompanied by sets of specifications. Plans and specifications shall to be used and installed and details of structural,	describe the nature of the	work to be performed, the ma	
d. The work covered by this application may	not be commenced before	the issuance of a Building Per	mit.
e. Upon approval of this application, the Bui			
proved set of plans and specifications. Such permit for inspection throughout the progress of the work	k.	_	
f. No building shall be occupied or used in wh have been granted by the Building Inspector.	hole or in part for any pur	pose whatever until a Certifica	te of Occupancy shall
APPLICATION IS HEREBY MADE to the Bullding Construction Code Ordinances of the Toor for removal or demolition or use of property, a dinances, regulations and certifies that he is the owner in this application and if not the owner, the assume responsibility for the owner in connection of the company of the owner of Applicant.	own of New Windsor for the specific described. The appropriate or agent of all that central hat he has been duly and partition.	ne construction of buildings, ad plicant agrees to comply with a rtain lot, piece or parcel of lan properly authorized to make the MAL AUC MAL	lditions or alterations, all applicable laws, or- ad and/or building de-
	PLOT PLAN		
NOTE: Locate all buildings and indicate all se Applicant must indicate the building line or li		on the drawings.	
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Water	
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PUBLIC NOTICE OF HEARING BEFORE ZONING BOARD OF APPEALS TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. <u>29.</u>
Request of Willie & BARBARA Cifers
for a VARIANCE of
the regulations of the Zoning Local Law to
permit existing deck with insufficient
side yard;
being a VARIANCE of
Section 48-12 - Table of Use Bulk Regs Col. F.
for property situated as follows:
120 Blanche Avenue, New Windsor,
n.y. 12550.
SAID HEARING will take place on the 23nd day of
May, 1988, at the New Windsor Town Hall
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

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•		Date: <u>5/10/88.</u>
,	, /	icent Information: 914-562-0142
I.	App1	icant Information:
	(a)	Millie + BARBARA Liters Ido Blanche Hue New Windson N.Y. 12550
		icant Information: 914-562-0742 Williet BARBARA Cifers 120 Blanche Ave. New Windson N.Y. 12550 (Name, address and phone of Applicant) (Owner)
	(b)	
		(Name, address and phone of purchaser or lessee)
	(c)	
		(Name, address and phone of attorney)
	(d)	
		(Name, address and phone of broker)
~~	A 7	9 1.9 1.
II.	Appr	ication type:
• .		Use Variance Sign Variance
		Use variance Sign variance
	. [5]	Area Variance Interpretation
	X	Area Variance Interpretation
III.	Dron	erty Information:
LLL.		15 8 30 18/ h///
	(a)	(Zone) (Address) Lew New Windsor (S B L) (Lot size)
	(b)	What other zones lie within 500 ft.? None
	(c)	Is a pending sale or lease subject to ZBA approval of this
		application? NA
	(d)	When was property purchased by present owner? 1985 Sept.
		Has property been subdivided previously? 10 When?
	(e)	Has property been subject of regions or special named
	(f)	Has property been subject of variance or special permit
	, . /- \	previously? NO When? -
	(g)	Has an rder to Remedy Violation been issued against the
	<i>-</i>	property t the Zoning Inspector? No.
	(h)	Is there an, outside storage at the property now or is any
		proposed? Describe in detail: WA.
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		and the second of the second o
IV.		Variance: NA
	(a)	Use Variance request d from New Windsor Zoning Local Law,
		Section, Ta of Regs., Col, to
	,	allow:
		(Describe proposal)

1	(b)	Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.
	d	10.
	(c) [∧]	What is total area in square feet of all signs on premises including signs on windows, face of building, and freestanding signs?
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VII.	Inte (a)	rpretation: MA Interpretation requested of New Windsor Zoning Local Law, Section, Table of Regs., Col.
	(b)	Describe in detail the proposal before the Board:
VIII.	Addit (a)	cional comments: Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
		A deck would be conducive to neighboring profession which location is in an R-4 zone.
IX.	~ Attac	Copy of letter of referral from Bldg./Zoning Inspector. Copy of tax map showing adjacent properties. Copy of contract of sale, lease or franchise agreement. Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot. Copy(ies) of sign(s) with dimensions. Check in the amount of \$25.00 payable to TOWN OF NEW WINDSOR. Photos of existing premises which show all present signs and landscaping.

(b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application. V. Area variance: (a) Area variance requested from New Windsor Zoning Local Law, Section 1812. Table of Use fluid Regs., Col. From You Law		-2-	•
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X. AFFTDAVTT

	Date <u>May 10, 1988</u>
STATE OF N	NEW YORK)
COUNTY OF) SS.:
	The undersigned Applicant, being duly sworn, deposes
and states	s that the information, statements and representations
contained	in this application are true and accurate to the best of
his knowle	edge or to the best of his information and belief. The
applicant	further understands and agrees that the Zoning Board
of Appeals	s may take action to rescind any variance or permit granted
if the con	nditions or situation presented herein are materially
changed.	
	Wille & Balaca afers (Applicant)
Sworn to 1	before me this
10th day	of May, 1988.
Particia	C. Dounkart PATRICIA A. BARNHART
XI. ZBA	Notary Public, State of New York No. 018A4804434 Qualified in Orange County
(a)	Public Paring date
(b)	Varianc
F 1	Special Pe. is
(c)	Conditions and safeguards:
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A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.